

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT F. WALSH, DIRECTOR
SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL RR-101/760 TREMONT STREET

SUMMARY: This memorandum requests that the Authority tentatively designate Kon and Anne Kim as Redevelopers of Parcel RR-101/760 Tremont Street in the South End Urban Renewal Area.

Parcel RR-101 consists of 2,775 square feet and is located at 760 Tremont Street in the South End Urban Renewal Area. This building was publicly advertised on May 29, 1977.

Anne and Kon Kim of 120 Chandler Street have submitted a proposal for the rehabilitation of Parcel RR-101 in accordance with Authority standards, guidelines, and the South End Urban Renewal Plan.

The proposal submitted for this building calls for the rehabilitation of this building to provide four (4) dwelling units at an estimated cost of \$60,000. One dwelling unit will be owner occupied.

The financing will be obtained from HUD Section 312 funding, if available, or from a private institution.

It is appropriate at this time to tentatively designate Anne and Kon Kim as Redevelopers of Parcel RR-101 so that formal processing of plans and financing may be initiated.

I, therefore, recommend that the Authority tentatively designate Anne and Kon Kim as Redevelopers of Parcel RR-101 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL
OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL RR-120 IN
THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, David Chin has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel RR-120 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That David Chin be and hereby is finally designated as Redeveloper of Parcel RR-120 in the South End Urban Renewal Area.
2. That it is hereby determined that David Chin possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by David Chin for the development of Parcel RR-120 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:
10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:
11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:
- a. Name and address of such contractor or builder:
- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:
- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____
General description of such work:
- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:
13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO
- If Yes, explain.
- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO
- If Yes, explain.
14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: June 16, 1977

Dated: June 16, 1977

Karl Kern
Signature

Anne C. Kim
Signature

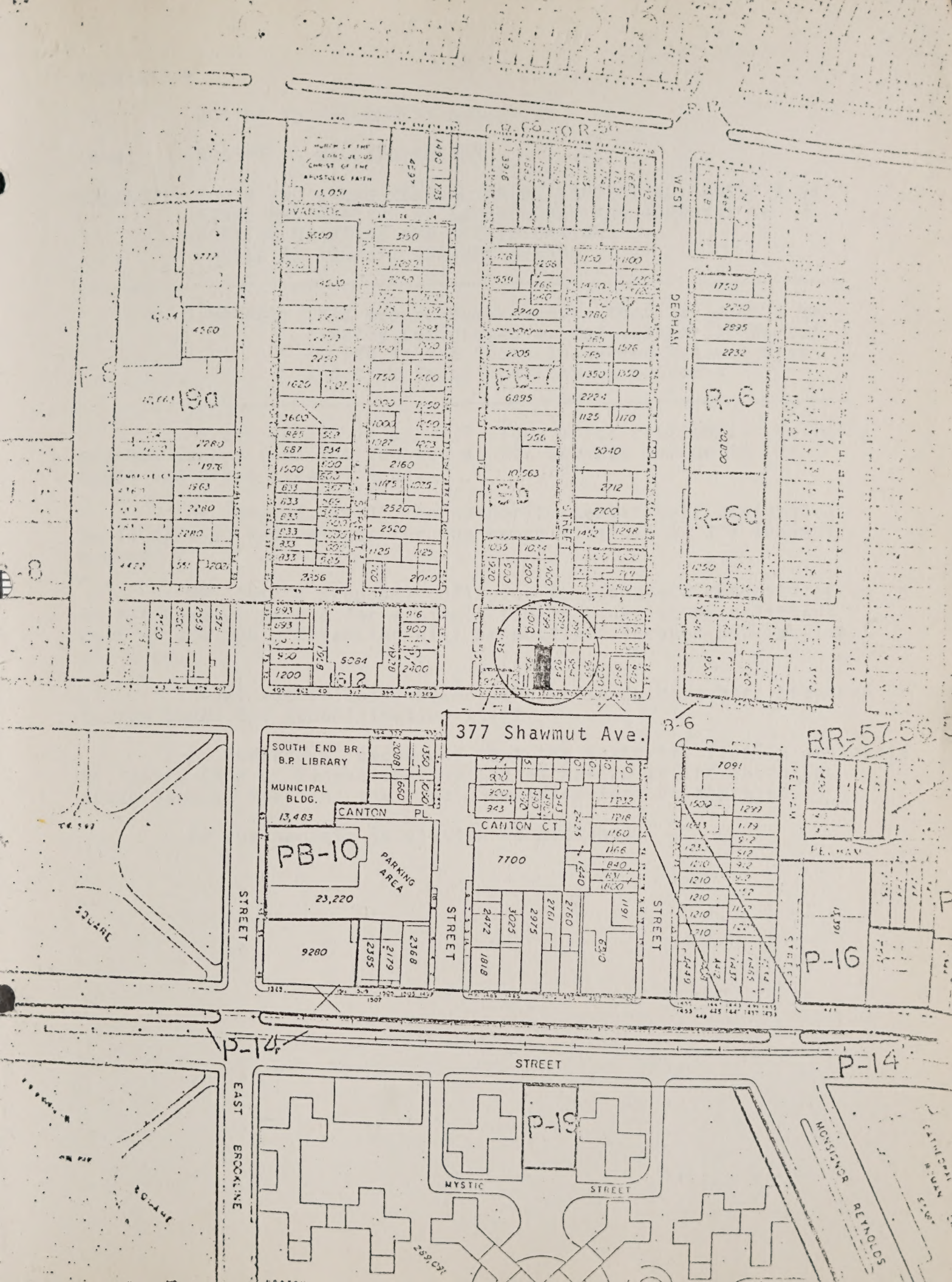
Title

Title _____

120 Chandler St., Boston 02116
Address and ZIP Code

120 Chandler St., Boston 02116
Address and Zip Code

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



7 July 1977

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH/DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER AND APPROVAL OF
WORKING DRAWINGS AND SPECIFICATIONS
PARCEL RR-120/377 SHAWMUT AVENUE

SUMMARY: This memorandum requests that David Chin be finally designated as Redeveloper of Parcel RR-120 in the South End Urban Renewal Area and that Specifications be approved.

Parcel RR-120 is a 2 1/2 story brick residential building on a 954 square foot lot located at 377 Shawmut Avenue in the South End Urban Renewal Area.

On June 23, 1977, the Authority tentatively designated David Chin as Redeveloper for the rehabilitation of 377 Shawmut Avenue.

Mr. Chin's proposal calls for the complete rehabilitation of 377 Shawmut Avenue for a single family house at an estimated cost of \$20,000. Financing will be obtained through HUD Section 312 loan.

Final specifications and work write-up have been prepared by the South End Rehabilitation staff.

I, therefore, recommend that the Authority finally designate Mr. David Chin as Redeveloper of Parcel RR-120 in the South End Urban Renewal Area and the Final Specifications be approved.

An appropriate Resolution is attached.